

149.0

0002

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

892,400 / 892,400

USE VALUE:

892,400 / 892,400

ASSESSED:

892,400 / 892,400


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
51		ROBBINS RD, ARLINGTON

Legal Description		User Acct
		97889
GIS Ref		
GIS Ref		
Insp Date		02/24/18
02/24/18		

OWNERSHIP

Unit #:

Owner 1: LERNER SARA BARNES	
Owner 2:	
Owner 3:	

Street 1: 51 ROBBINS RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: FALCON DONALD P /TRUSTEE -

Owner 2: D/R FALCON TRUST -

Street 1: 51 ROBBINS RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .217 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Aluminum Exterior and 2543 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9459		Sq. Ft.	Site		0	70.	0.74	8									492,638						492,600	

Total AC/Ha: 0.21715

Total SF/SM: 9459

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 492,638

Spl Credit

Total: 492,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH					
Type:	15 - Old Style		Full Bath:	2	Rating: Average	A Bath:		Rating:	OF=SINK IN HST.								
Sty Ht:	2H - 2 & 1/2 Sty		3/4 Bath:		Rating:												
(Liv) Units:	1	Total: 1	A 3QBth:		Rating:												
Foundation:	1 - Concrete		1/2 Bath:	1	Rating: Average												
Frame:	1 - Wood		A HBth:		Rating:												
Prime Wall:	3 - Aluminum		OthrFix:	1	Rating: Fair												
Sec Wall:		%															
Roof Struct:	1 - Gable		OTHER FEATURES														
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating: Average	1st Res Grid Desc: Line 1 # Units 1											
Color:	BEIGE		A Kits:		Rating:												
View / Desir:			Frl:	2	Rating: Average												
GENERAL INFORMATION						WSFlue:		Rating:									
Grade:	C+ - Average (+)		CONDOS INFORMATION														
Year Blt:	1920	Eff Yr Blt:	Location:			Total Units:											
Alt LUC:		Alt %:	Floor:														
Jurisdct:		Fact: .	% Own:														
Const Mod:			Name:														
Lump Sum Adj:			DEPRECIATION														
INTERIOR INFORMATION						Phys Cond:	AV - Average	31. %	No Unit	RMS	BRS	FL					
Avg Ht/FL:	STD		Functional:		%	1	9	5	M								
Prim Int Wal	2 - Plaster		Economic:		%												
Sec Int Wall:		%	Special:		%												
Partition:	T - Typical		Override:		%												
Prim Floors:	3 - Hardwood		Total:	31	%												
Sec Floors:		%	CALC SUMMARY														
Bsmnt Flr:	12 - Concrete		Basic \$ / SQ:	135.00		COMPARABLE SALES											
Subfloor:			Size Adj.:	1.06297934		Rate	Parcel ID	Typ	Date	Sale Price							
Bsmnt Gar:			Const Adj.:	0.98990101													
Electric:	3 - Typical		Adj \$ / SQ:	142.053													
Insulation:	2 - Typical		Other Features:	104300													
Int vs Ext:	S		Grade Factor:	1.10													
Heat Fuel:	2 - Gas		NBHD Inf:	1.00000000													
Heat Type:	5 - Steam		NBHD Mod:														
# Heat Sys:	1		LUC Factor:	1.00													
% Heated:	100	% AC:	Adj Total:	579440													
Solar HW:	NO	Central Vac:	Depreciation:	179626													
% Com Wal		% Sprinkled	Deprecated Total:	399814													
MOBILE HOME						WtAv\$/SQ:		AvRate:		Ind.Val							
Make: [] Model: [] Serial # [] Year: [] Color: []						Juris. Factor:		Before Depr:	156.26								
SPEC FEATURES/YARD ITEMS						Special Features:	0	Val/Su Net:	93.87								
						Final Total:	399800	Val/Su SzAd	157.25								
PARCEL ID 149.0-0002-0007.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y		18X12	A	AV	2017	0.00	T	1.6	101					
More: N						Total Yard Items: []			Total Special Features: []			Total: []					